

MINUTES OF THE PROCEEDINGS OF THE ANNUAL GENERAL BODY MEETING OF THE MEZZARIA FLAT BUYERS WELFARE ASSOCIATION ("THE ASSOCIATION") HELD ON SATURDAY, THE 30TH DAY OF JULY, 2022 THROUGH AUDIO/VIDEO VISUAL MEANS COMMENCED AT 11:45A.M

PRESENT

<u>NAME OF THE MEMBER</u>	<u>DESIGNATION</u>
1. MR. GURUDEO SINHA	PRESIDENT
2. MR. RAMAKANT PATHAK	VICE PRESIDENT
3. MR. SUNEAL KUMAR SINGHAL	SECRETARY
4. MRS. SABIHA HASNAIN	JOINT SECRETARY
5. MR. DINESH SHARMA	EXECUTIVE MEMBER
6. MS. MEENAKSHI JHAMB	SPECIAL INVITEE

47 members were present through Audio/Video Visual means

1. CHAIRPERSON OF THE MEETING

The members requested Mr. Gurudeo Sinha to take the Chair to which he graciously agreed and after confirming the presence of the requisite quorum, he put the meeting in order.

Subsequently, the Chairperson requested Mr. Ramakant Pathak, Vice President to assist in conducting the Annual General Body meeting by explaining the agenda items of the meeting.

2. OPENING ADDRESS BY THE PRESIDENT

Mr. Gurudeo Sinha, President welcomed the members present through in-person or through audio/visual means for the Annual General Body Meeting of the Association and on behalf of the team, thankful to all the members for the opportunity given and cooperation extended towards successfully achieving the purpose of making the society.

He emphasized that our approach is to have positive cooperation from all the members and create a vibrant atmosphere where members can meet more often.

Further he invited Mr. Suneal Kumar Singhal, Secretary of the Association to address the members.

Mr. Suneal Kumar Singhal, Secretary addressed the members and presented his report detailing various activities undertaken by the Association and dealing with Noida Authority on various matters of the Association as follows:-

“It is my pleasure to present to you the Report of work done by your Association, its members and Executive Committee members since our last meeting held on 09 June 2019. There has been a gap of almost 3 years since the last GBM owing to unavoidable circumstances, particularly the Covid pandemic amongst them. But the action continued even during this period.

When we last met in June 2019, Nexgen had just announced that they had received OC for 3 towers out of 6, namely Catania, Eternia and Valencia and they had issued letters of possession with a promised date of delivery within 45 to 60 days. Looking at the actual state of towers and related facilities, more than 30 owners decided to go to NCDRC and join another 30+ owners who were already in NCDRC asking for possession of flats fully completed in all respects as promised in the Sale Agreement and the specifications sheet attached to it.

The others decided to pay up and take possession and embark on a path of constant struggle to first get the flats completed and then have all the related facilities and amenities completed. That struggle continues till date. I on behalf of the entire member community of your Association wish to thank the early movers for resolving several problems and also creating a kind of road map for subsequent owners. Their experiences are working as a very useful guide.

Your Association was quick to start examining if Mahagun had completed some very crucial aspects of a complex of this size, namely, Sewage Treatment, Electricity Connection and the required load, Power back-up provisioning and installed capacity, water connection, Fire Fighting systems and other items of Building completion checklist. A series of letters were addressed to Noida Authorities and meetings were held with their CEO Smt Ritu Maheshwari, her ACEOs and other officials to probe these issues. A conciliation meeting was also held with the officials of Mahagun, Noida Authority seniors and your Association Executive team. These letters and the minutes circulated by the Noida Authority are posted on the web site of your Association. The authorities pointed out a number of deficiencies as well as directed them to follow their observations and advice, but Mahagun complied with some and ignored others.

Another major issue taken up was of Electricity connection for each individual flat owner and not rely upon Mahagun to charge each flat owner in a manner that allows over charging and is hardly transparent. The RTI requests on this subject and their replies are also posted on the website.

Alongside, many members of your Association and present here too, started their own fight along with some other fellow residents to deal with numerous issues relating to day to day living and ownership rights. These issues range from OC of two remaining towers and registration of flats (except the lucky 168 owners) to issues like Maintenance of AC systems, Lifts, Parking area management, Safety and Security of the premises, Efficient Building Management, Dog menace and the like..... the list is long and needs constant follow up.

Now with the present strength of occupancy of the complex, which is roughly close to 50% and another about 25% of owners waiting to take possession having paid the final dues on possession, it is time to get together and start thinking about what next? Shall we allow the things to run on its own and hope for the best or take things in our own hands?

The answer is obvious. And to achieve that, we need to get together and put pressure. Some people have asked if we can do it, since we are not an AOA or we should form AOA and take over the Society. This is something that will be done eventually but before that, we need to ensure that the builder fulfills all of its obligations as part of complete delivery of the project. This includes;

1. Payment of all dues to Noida Authority with regards to Cost of land, Lease Rent and Farmers' Compensation
2. Has OC for all towers and registration of flats is done
3. Has done all installations of full capacity/ load including, adequate power generator sets, Sewage Treatment Plant, Water softening plants, Solar Energy and related Green Building systems, Electricity and water connection load for the entire complex.
4. Has completed all building works including lifts, pathways, fire fighting systems, club house etc
5. Has secured the IFMS and Sinking Fund collected from all of us, as this money belongs to you all and is a fund for future use in case of capital repairs and replacements.

Without the above, the AOA will take over a debt ridden unfinished complex and will be a total failure in managing it.

The fight is going to be hard one and perhaps long too, but can not be won without taking the first step. Many of us have agreed to take possession in good faith anticipating registration of flats without any delay. Some of us have also taken possession without OC. Some of us have

already bought stamp papers and some had purchased the flats with registration included in the price. If we do not take hard steps, we could end up without OC and Registration several years down the road and we all understand the consequences thereof. Mahagun owes almost 45 crores to Noida Authority and further, a sum running into hundreds of crores to Banks who have a lien on our flats. Can persuasion be enough to make them pay up and open the doors for obtaining OC and registration of flats?

The answer is known to all of us, but we need support from others to take that route. Those who took possession in adverse circumstances did so to secure their investment. Now we have to secure it in the true manner by getting the registration done. Simultaneously, we have to ensure that all other issues faced by all of us in day to day life are solved and better systems put in place by Mahagun to make it a Luxury Society in true sense. “

3. ADOPTION OF AUDITED BALANCE SHEET AND REVENUE & EXPENDITURE ACCOUNT FOR THE FINANCIAL YEAR 2019-20, 2020-21 & 2021-22 AND THE REPORTS OF AUDITOR THEREON

With the permission of Chairman, Mr. Suneal requested Mr. Ramakant Pathak to help in conducting the meeting.

Mr. Pathak thanked the members for their presence in large numbers and shared his view on successful performance of the Committee members and the society. He also added that the purpose for which the society was registered has met its purpose successfully. In a changed time, when many of the members became residents of Society Mezzaria, the society is now focusing on the problems of the residents in the society in addition to the getting possession of the flat by the members who yet do not have possession.

Mr. Ramakant Pathak apprised the members due to COVID, lock down and other related reasons, the meeting of the members for the financial year 2019- 20, 2020-21 could not have been held on time. The current meeting is for the financial year 2019- 20, 2020-21 and 2021-22. He requested members present to consider the notice of the meeting as notice of three AGM. Further he presented the Balance sheet and Revenue & Expenditure account for the financial year 2019-20, 2020-21 and 2021-22 and Auditor's Report thereon. Among other things matter related to the funds of the society were discussed in detail and following resolution was passed by members by votes by show of hands and voice:

“RESOLVED THAT the Balance Sheet and Revenue & Expenditure account for the financial year 2019-20, 2020-21 and 2021-22 and the Reports of the Auditor’s thereon, as placed before the meeting, be and are hereby considered and adopted.”

The resolution was put to vote and was unanimously passed.

4. TO CONSIDER THE APPOINTMENT OF MS. MEENAKSHI JHAMB FOR THE OFFICER OF TREASURER

Mr. Ramakant Pathak informed the members that due to the resignation of Mr. Anchit Gupta, Treasurer, the post of Treasure was lying vacant in the Association. To fill the casual vacancy the Governing body has appointed Ms. Meenakshi Jhamb as treasurer to fill the casual vacancy. Considering the provision of the AOA, her appointment is put before the members for their confirmation.

Further Mr. Ramakant Pathak introduced Ms. Meenakshi Jhamb.

And the following resolution was proposed before the meeting.

“RESOLVED THAT the consent of Members be and is hereby accorded to appoint Ms. Meenakshi Jhamb as Treasurer of Mezzaria Flat Buyer Welfare Association.

The appointment was passed by the consent of all the vote except one vote, which was put against the resolution.

Mr. Ramakant Pathak discussed the matter with such members and informed that the appointment of Ms. Jhamb is as per the provision of AOA only.

5. TO CONSIDER THE RE-APPOINTMENT OF THE MEMBERS OF THE GOVERNING BODY AS PER THE PROVISION OF MOA AND RULES AND REGULATIONS

As per the Clause 16 Memorandum of Association, members of the general body elects all the office bearers and executive members of governing body, after every three (03) years by voting.

The following resolution was passed by members by votes by show of hands:

“RESOLVED THAT the consent of the members be and is hereby accorded that the following persons be reelected for the respective offices of association:

S. No.	NAME	DESIGNATION
1	MR. GURUDEO SINHA	PRESIDENT
2	MR. RAMAKANT PATHAK	VICE PRESIDENT
3	MR. SUNEAL KUMAR SINGHAL	SECRETARY
4	MRS. SABIHA HASNAIN	JOINT SECRETARY
5	MR. ABHISHEK SANYAL	EXECUTIVE MEMBER
6	MR. ANIL KUMAR JAIN	EXECUTIVE MEMBER
7	MR. ARUN CHANDRA VERMA	EXECUTIVE MEMBER
8	MR. DINESH SHARMA	EXECUTIVE MEMBER
9	MR. SHWETANK GARG	EXECUTIVE MEMBER
10	MR. PALLAV RAHEJA	EXECUTIVE MEMBER
11	MR. PRAMOD KUMAR JAIN	EXECUTIVE MEMBER
12	MR. SHIWESH KUMAR THAKUR	EXECUTIVE MEMBER


FURTHER RESOLVED THAT any member of the governing body be and is hereby authorized to do all acts, matter and things as may be deemed necessary and to sign and execute all necessary documents, applications for the purpose of giving effect to the aforesaid resolution along with filing in the Office of the Registrar of Society (Delhi)."

On being put to vote, the resolution was passed unanimously.

6. VOTE OF THANKS

There being no additional business brought forward for discussion, the meeting terminated with a vote of thanks to the Chair.

DATED: 30-July-2022


GURUDEO SINHA
PRESIDENT (CHAIRPERSON)


SUNEAL KUMAR SINGHAL
SECRETARY